

042.0

0002

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,054,300 / 1,054,300

USE VALUE: 1,054,300 / 1,054,300

ASSESSED: 1,054,300 / 1,054,300


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City	
109-111		WARREN ST, ARLINGTON	

OWNERSHIP

Unit #: _____

Owner 1:	BOSCO KARI L
Owner 2:	
Owner 3:	

Street 1: 33 WEBSTER ST

Street 2: _____

Twn/City: ARLINGTON

St/Prov: MA Cntry: _____ Own Occ: N

Postal: 02474 Type: _____

PREVIOUS OWNER

Owner 1: BOSCO STEPHEN J -

Owner 2: -

Street 1: 403 APPLETON STREET

Twn/City: HOLYOKE

St/Prov: MA Cntry: _____

Postal: 01040

NARRATIVE DESCRIPTION

This parcel contains 6,686 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1850, having primarily Aluminum Exterior and 4010 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 8 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		6686		Sq. Ft.	Site		0	80.	0.93	1									496,465						496,500	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
111		6686.000	557,800		496,500	1,054,300			
Total Card		0.153	557,800		496,500	1,054,300	Entered Lot Size		
Total Parcel		0.153	557,800		496,500	1,054,300	Total Land:		
Source: Market Adj Cost			Total Value per SQ unit /Card:	262.92	/Parcel:	262.9	Land Unit Type:		

PREVIOUS ASSESSMENT

Parcel ID 042.0-0002-0006.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	111	FV	528,300	0	6,686.	496,500	1,024,800	1,024,800
2019	111	FV	467,900	0	6,686.	527,500	995,400	995,400
2018	111	FV	467,900	0	6,686.	384,800	852,700	852,700
2017	111	FV	438,800	0	6,686.	335,100	773,900	773,900
2016	111	FV	438,800	0	6,686.	285,500	724,300	724,300
2015	111	FV	395,200	0	6,686.	279,300	674,500	674,500
2014	111	FV	395,200	0	6,686.	229,600	624,800	624,800
2013	111	FV	395,200	0	6,686.	218,400	613,600	613,600

SALES INFORMATION

TAX DISTRICT									PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
BOSCO STEPHEN J	66640-97		1/7/2016	Estate/Div			No	No					
LEVY GASTON/ETA	24828-372		8/31/1994			225,000	No	No	Y				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/2/2015	1473	Re-Roof	9,820					
5/25/1994	228	Manual	950				REPAIR PORCH	

Date	Result	By	Name
11/29/2018	MEAS&NOTICE	HS	Hanne S
4/1/2009	Measured	201	PATRIOT
3/23/2000	Inspected	263	PATRIOT
2/29/2000	Measured	268	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type:	20 - Apts 4-8			Full Bath:	4	Rating:	Average										
Sty Ht:	2H - 2 & 1/2 Sty			A Bath:		Rating:											
(Liv) Units:	4	Total:	4	3/4 Bath:		Rating:											
Foundation:	3 - BrickorStone			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:		Rating:											
Prime Wall:	3 - Aluminum			A HBth:		Rating:											
Sec Wall:		%		OthrFix:		Rating:											
Roof Struct:	1 - Gable			OTHER FEATURES													
Roof Cover:	2 - Slate			Kits:	4	Rating:	Average										
Color:	WHITE			A Kits:		Rating:											
View / Desir:				Fpl:	1	Rating:	Average										
GENERAL INFORMATION				WSFlue:		Rating:											
Grade:	C - Average			CONDOS INFORMATION													
Year Blt:	1850			Location:													
Alt LUC:				Total Units:													
Jurisdct:				Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall:	2 - Plaster			Functional:				Interior:		2	4	2					
Sec Int Wall:	1 - Drywall	%		Economic:				Additions:		1	3	1					
Partition:	T - Typical			Special:				Kitchen:		1	5	3					
Prim Floors:	3 - Hardwood			Override:				Baths:									
Sec Floors:	4 - Carpet	%		Total:	31	%		Plumbing:									
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ:	140.00			Heating:									
Bsmnt Gar:				Size Adj.:	0.93532604			General:		4	16	8					
Electric:	3 - Typical			Const Adj.:	1.01959801			COMPARABLE SALES									
Insulation:	2 - Typical			Adj \$ / SQ:	133.512			Rate	Parcel ID	Typ	Date	Sale Price					
Int vs Ext:	S			Other Features:	200500												
Heat Fuel:	1 - Oil			Grade Factor:	1.00												
Heat Type:	5 - Steam			NBHD Inf:	1.00000000												
# Heat Sys:	3			NBHD Mod:													
% Heated:	100			LUC Factor:	1.00												
Solar HW:	NO			Adj Total:	808466												
% Com Wall				Depreciation:	250624												
				Depreciated Total:	557841												
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:				Juris. Factor:				Before Depr:	133.51								
Model:				Special Features:	0			Val/Su Net:	89.45								
Serial #:				Final Total:	557800			Val/Su SzAd:	151.58								
Year:				PARCEL ID				042.0-0002-0006.0									
Color:																	
SPEC FEATURES/YARD ITEMS																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y		112X12	A	AV	2010		0.00	T	7.2	111				
More: N	Total Yard Items:																
	Total Special Features:																
	Total:																